



Senate

General Assembly

File No. 79

January Session, 2007

Senate Bill No. 283

Senate, March 20, 2007

The Committee on Insurance and Real Estate reported through SEN. CRISCO of the 17th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT REQUIRING DISCLOSURE OF THE PRESENCE OF A GUN CLUB OR HUNTING PRESERVE TO PROSPECTIVE REAL ESTATE PURCHASERS OR LESSEES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective October 1, 2007*) On and after October 1,
2 2007, a real estate broker or real estate salesperson licensed under
3 chapter 392 of the general statutes, who is acting as an agent of the
4 seller or lessor, shall make a written disclosure of the presence of a gun
5 club or hunting preserve located within one mile of the subject
6 property to any prospective purchaser or lessee of such property. On
7 or before October 1, 2007, the Commissioner of Consumer Protection
8 shall adopt such regulations in accordance with chapter 54 of the
9 general statutes as the commissioner deems necessary to implement
10 the provisions of this section.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2007</i>	New section
-----------	------------------------	-------------

INS*Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either chamber thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

This bill requires certain disclosures by licensed real estate brokers and real estate salespeople, and there is no fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**SB 283*****AN ACT REQUIRING DISCLOSURE OF THE PRESENCE OF A GUN CLUB OR HUNTING PRESERVE TO PROSPECTIVE REAL ESTATE PURCHASERS OR LESSEES.*****SUMMARY:**

This bill requires any licensed real estate broker or real estate sales person who is acting as an agent of the seller or lessor, to disclose in writing the presence of a gun club or hunting preserve located within one mile of the subject property to any prospective purchaser or lessee. The bill also requires the consumer protection commissioner to adopt implementing regulations by October 1, 2007.

EFFECTIVE DATE: October 1, 2007

COMMITTEE ACTION

Insurance and Real Estate Committee

Joint Favorable

Yea 18 Nay 0 (03/08/2007)